

S U M M A R Y

FILE NO.	2207	Thomas Guide Map No.	567
		Date Received:	07/22/05
		Date Distributed:	07/25/05
ENTITY	City of Redmond	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	09/05/05
TITLE	Microsoft Campus Annexation	Board Meeting:	08/11/05

Background Information: The City of Redmond proposes annexation of a .24 acre area which is within/adjacent to the Redmond Microsoft Campus, but which is currently located within the boundaries of the City of Bellevue. The annexation area is a portion of a 17.65 acre parcel of which the remaining 17.41 acres is located in the City of Redmond. The entire 17.65 parcel is developed as the Microsoft Campus or is designated as potential right-of-way adjacent to the Microsoft Campus.

Location The Annexation Area is located to the south and east of the City of Redmond contiguous to the City of Bellevue.

The northern boundary of the Annexation Area is generally formed by the Microsoft Campus (north of NE 28th Street if extended). The southern boundary is formed by the NE 28th Street corridor. The western boundary is located east of 156th Avenue NE. The eastern boundary is generally formed by Bellevue Redmond Road.

Land Area Approximately .24 acres

Land Use Office development (including roadway serving the development)

Population Not applicable

Assessed Valuation \$16,913.

(Note: The proposed annexation – at .24 acres -- is approximately 1% of a greater [linked] parcel of 17.65 acres. The entire parcel has an assessed value of \$169,135.)

County Comprehensive Plan Designation Not Applicable

County Zoning Not Applicable

City Comprehensive Plan City of Bellevue: Office Park (Evergreen Highlands Joint Planning Area)

City of Redmond: Business & Advanced Technology

City Zoning City of Bellevue: Office Park (Evergreen Highlands –D)

City of Redmond: Business & Advanced Technology

District Comprehensive Plan	The subject property is currently included in the City of Bellevue Plan. Following annexation, the Cities of Bellevue and Redmond will adjust their respective District Plans.
District Franchise	No franchise is required for the City to provide services to the Microsoft Annexation Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Redmond Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Kathy Lambert

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: City of Bellevue

Fire Districts: Redmond Fire District No. 34; Eastside Fire and Rescue (No. 10)

Water Districts: City of Redmond Water Utilities District

Sewer Districts: City of Redmond Sewer Utilities District

School District: Lake Washington School District No. 414

SUMMARY (File No. 2207)

The City of Redmond proposes the annexation of .24 acres, known as the Microsoft Campus Annexation Area. This annexation was proposed by a Notice of Intention submitted under a Direct Petition to Annex.

The Redmond City Council initially accepted a petition for annexation of approximately .30 acres (which included a portion of NE 28th Street) currently within the City of Bellevue, in order to assume responsibility for governance of the entire Microsoft Campus and the access route from NE 28th Street. The City of Redmond approved the petition for annexation in November of 2004.

The City of Bellevue, by a Resolution adopted in June 2005, agreed to the transfer of .24 acres on the Microsoft Campus. The City of Bellevue, however, did not agree to transfer the remaining area comprising NE 28th Street.

The Redmond City Council has not completed the actions necessary to authorize revision of the proposed annexation boundaries from .30 acres to .24 acres. Therefore, the City of Redmond proposes the annexation .24 acres pursuant to RCW 35.13.340 which permits Boundary Review Board evaluation of Notice of Intention prior to final action by the jurisdiction sponsoring the proposed changes of boundaries (i.e., the City of Redmond).

The Annexation Area is located to the south and east of the City of Redmond contiguous to the City of Bellevue. The northern boundary of the Annexation Area is generally formed by the Microsoft Campus (north of NE 28th Street). The southern boundary is formed by NE 28th Street. The western boundary is located east of 156th Avenue NE. The eastern boundary is generally formed by Bellevue Redmond Road.

The proposed Microsoft Annexation is reportedly consistent with City of Redmond Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas. However, the Microsoft Campus Annexation Area is not presently included in the City of Redmond Potential Annexation Area as the subject property is located within the City of Bellevue. Following annexation, the Cities of Bellevue and Redmond will adjust their respective Comprehensive Plan Potential Annexation Area boundaries.

The proposed annexation is consistent with the annexation criteria established in the approved Redmond Comprehensive Plan. For example:

A-8 Redmond should consider requests for annexation of properties within the Potential Annexation Area

A-11 Annexation boundaries should be based upon easily identifiable physical landmarks/features.

A-15 Annexation areas should be based upon logical boundaries.

The City of Redmond reports that the proposed Microsoft Campus Annexation conforms to the State Growth Management Act (e.g., RCW 36.70.A.210.3.b, RCW 36.70A.020 [1], and RCW 36.70A.020 [12], and King County policies that call for contiguous orderly growth, encourage local jurisdictions to provide coordinated governance, permit consistent development, and support uniform public services/facilities in urban areas.

Upon annexation, the City of Redmond is prepared to provide development review under Redmond Zoning Regulations, as well as regional and state regulations, which establish standards for development and for amenities/improvements required to serve the primary permitted land use.

The proposed Microsoft Campus Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This Area is linked to Redmond by geographic features and by common use of/potential access route to these properties.

The Microsoft Campus Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. More specifically:

- The subject property is located immediately adjacent to (and substantially surrounded by) the City of Redmond; and
- The subject property is established for annexation to Redmond under the City Comprehensive Plan; and
- Property owners have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit.

Note: The City of Redmond reports that annexation of the adjacent NE 28th Street right-of-way would provide a more appropriate action; however, such annexation is not possible now because the City of Bellevue wishes to maintain governance of this land in order to control uses (e.g., prevent construction of an operating roadway) in this area.

The Microsoft Campus Annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Redmond has estimated costs and revenues related to the proposed annexation area. City officials state that the addition of C&R RVA is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Revenues generated by development are expected to offset costs for governance and services. More specifically, upon development, property owners will contribute property taxes to the municipal fund base. Similarly, property owners would assume their share of the regular and special levy rate of the City for general capital facilities and public services (e.g., road maintenance, fire protection, police protection, parks maintenance, law and justice).

Future capital needs and costs will be established and funded through the Redmond Capital Investment Program and other funding systems as appropriate to the service (e.g., water, sewer service.)

The City of Redmond supports the Microsoft Campus Annexation as proposed because the action would incorporate a greater portion of the City's Potential Annexation Area in order to streamline governance and service to the Microsoft Campus.